

**PUBLIC NOTICE  
OF THE AVAILABILITY OF THE  
PALOMAR GATEWAY DISTRICT SPECIFIC PLAN  
DRAFT ENVIRONMENTAL IMPACT REPORT**

**NOTICE IS HEREBY GIVEN** that a Draft Environmental Impact Report (EIR) has been issued for public review and comment by the Director of Development Services of the City of Chula Vista on April 15, 2013. The Draft EIR is for the implementation of the proposed Palomar Gateway District Specific Plan.

Copies of the Draft EIR are on file in the Chula Vista Development Services Department, 276 Fourth Avenue, at the Chula Vista Civic Center Library, 365 F Street, Chula Vista, CA 91910, as well as the South Chula Vista Library, 389 Orange Avenue, Chula Vista, CA 91911. All written comments on the adequacy of the Draft EIR should be forwarded to Benjamin Guerrero, Senior Planner, City of Chula Vista, 276 Fourth Avenue, Chula Vista, CA 91910, no later than May 30, 2013.

A 45-day public review period has been established for the Draft EIR. Following the close of the public comment period, responses to comments on the Draft EIR will be prepared, and, together with the Draft EIR, will constitute the Final EIR. For further information concerning this project, including public hearing dates, please contact Miguel Tapia at (619) 691-5291 or Benjamin Guerrero at (619) 476-5311.

If you wish to challenge the City’s action on this Draft EIR in court, you may be limited to raising only those issues you or someone else raised at a public hearing or in written correspondence delivered to the Development Services Department during the public comment period.

This notice is required to be filed with the County Clerk’s office for a period of not less than thirty (30) days.

**PROJECT LOCATION:** The Palomar Gateway District (PGD) is located within the southwestern portion of the City of Chula Vista, County of San Diego, California, near the interchange of Palomar Street and Interstate I-5, about four miles north of the international border with Mexico. The boundaries of the PGD consist of an approximately 100-gross acre area surrounding the Palomar Transit Station at the intersection of Palomar Street and Industrial Boulevard. The project area is in the General Plan’s southwest Planning Area, and is identified as one of five “areas of change” within this planning area that requires a detailed planning process.

**PROJECT DESCRIPTION:** The project consists of the Palomar Gateway District Specific Plan (PGDSP), which was prepared in accordance with CVMV Section 19.07, Specific Plans, and with California Government Code, Title 7, Division1, Chapter 3, Article 8, Sections 65450 through 65457, and contains all the mandatory elements identified in Government Code Section 65451. The PGDSP has been prepared as a neighborhood-level planning document which provides updated zoning regulations, land use and development regulations, and design guidelines to implement the planned land uses, as envisioned in the General Plan. Additionally, the PGDSP also outlines the framework for the provision of urban amenities and other public improvements associated with new development. The planning horizon for the PGDSP is the year 2030. All zoning-related portions of the PGDSP would serve as regulatory provisions and supersede other City regulations and ordinances for the control of land use development with the PGD.

<b>DECISION-MAKING AUTHORITY:</b>	City Council
<b>CASE NO:</b>	EIR-10-05
<b>PUBLIC REVIEW PERIOD:</b>	April 15, 2013 – May 30, 2013

